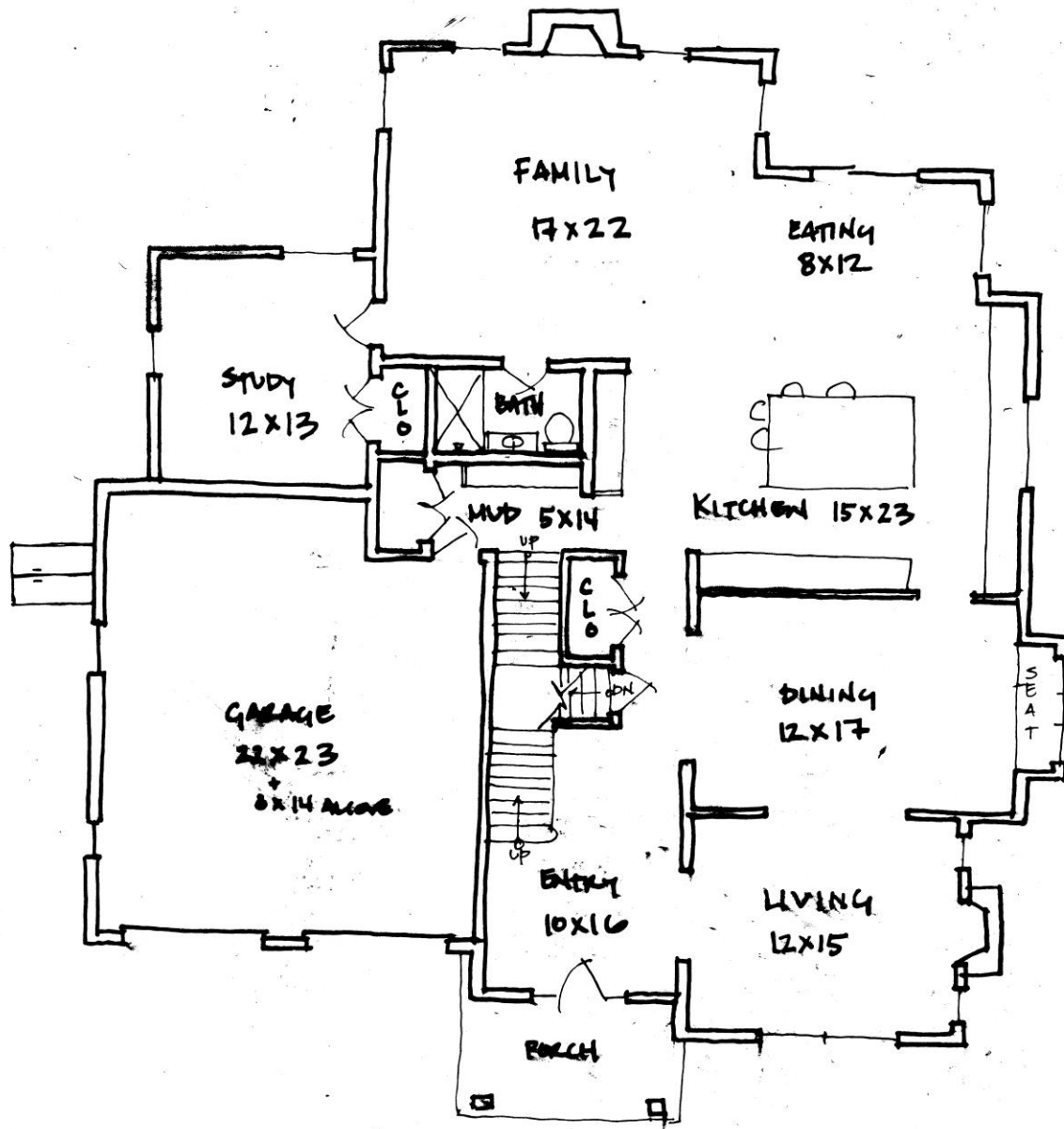


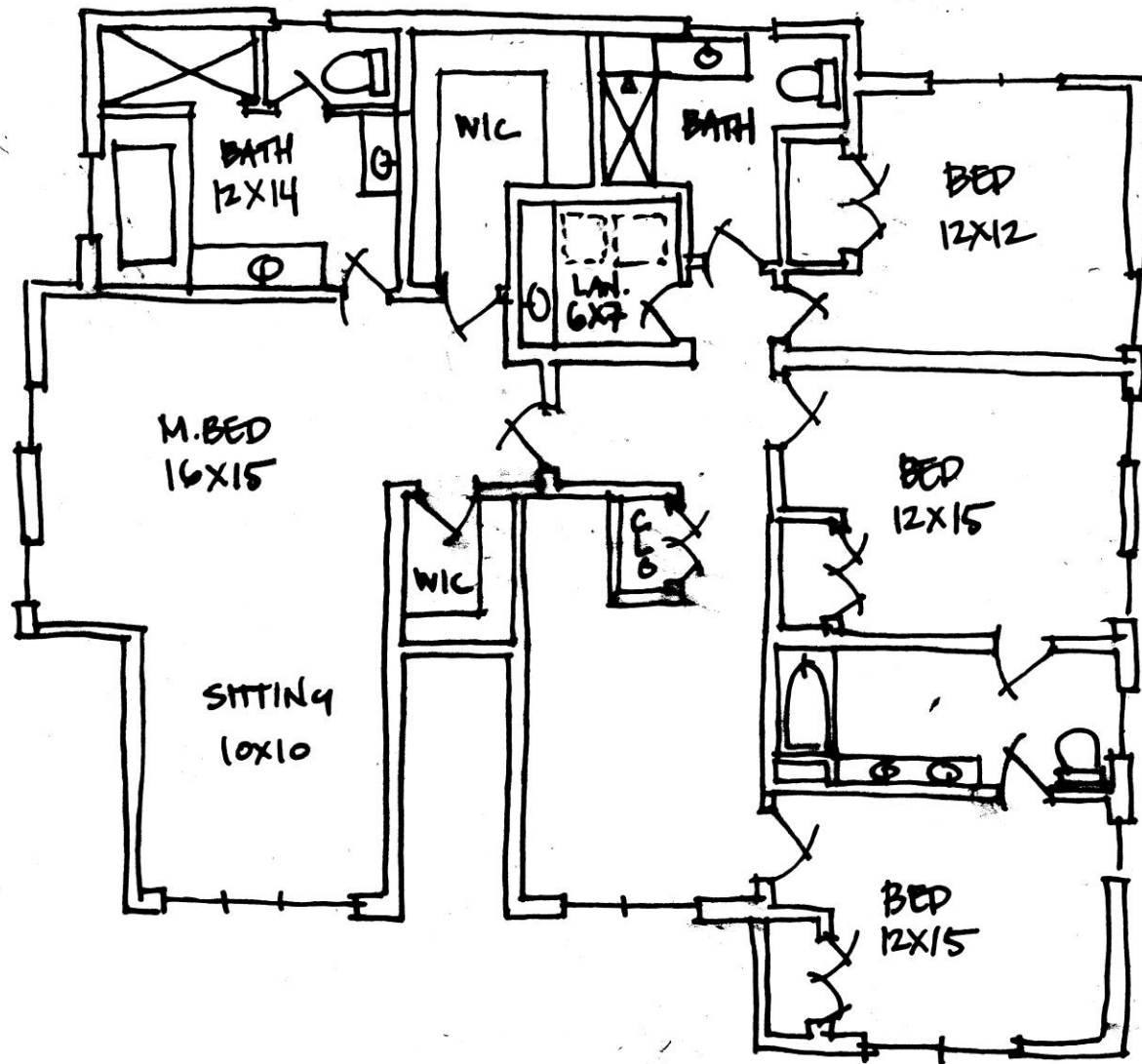
80 FT  
DEPTH

CONFORMING PLOT PLAN

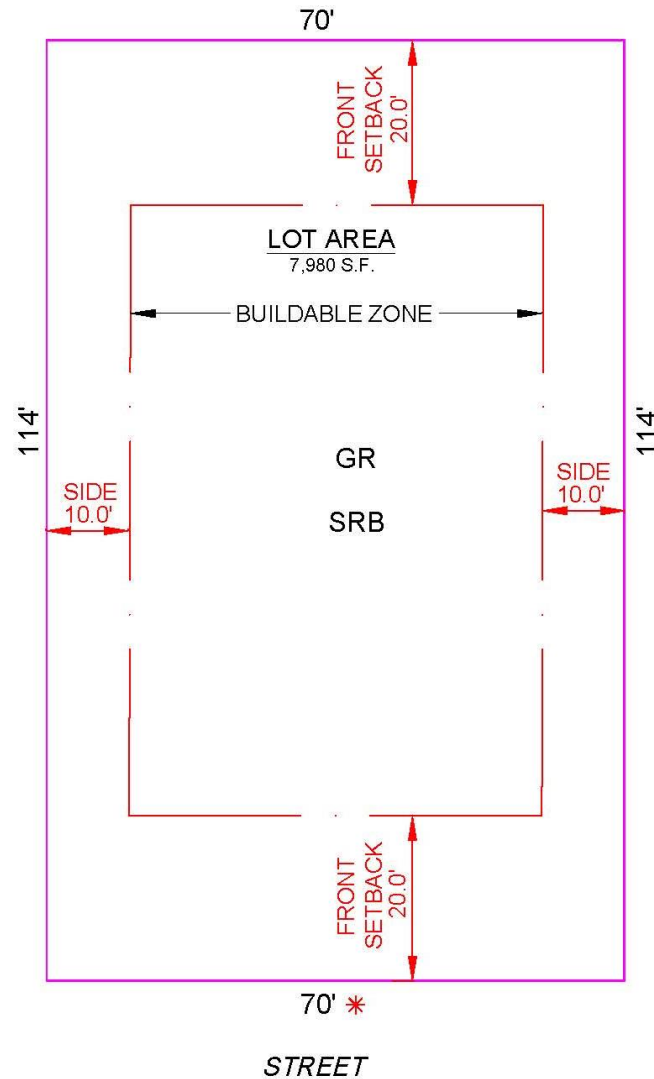
10,019 SF LOT  
 3,802 SF 1ST & 2ND FLR  
 .38 FAR  
 1,914 1ST FLR  
 547 GARAGE  
 24.5% LOT COVERAGE



FIRST FLOOR .38 PAR  
 CONFORMING LOT  
 1,914 sq + 547 sq GARAGE



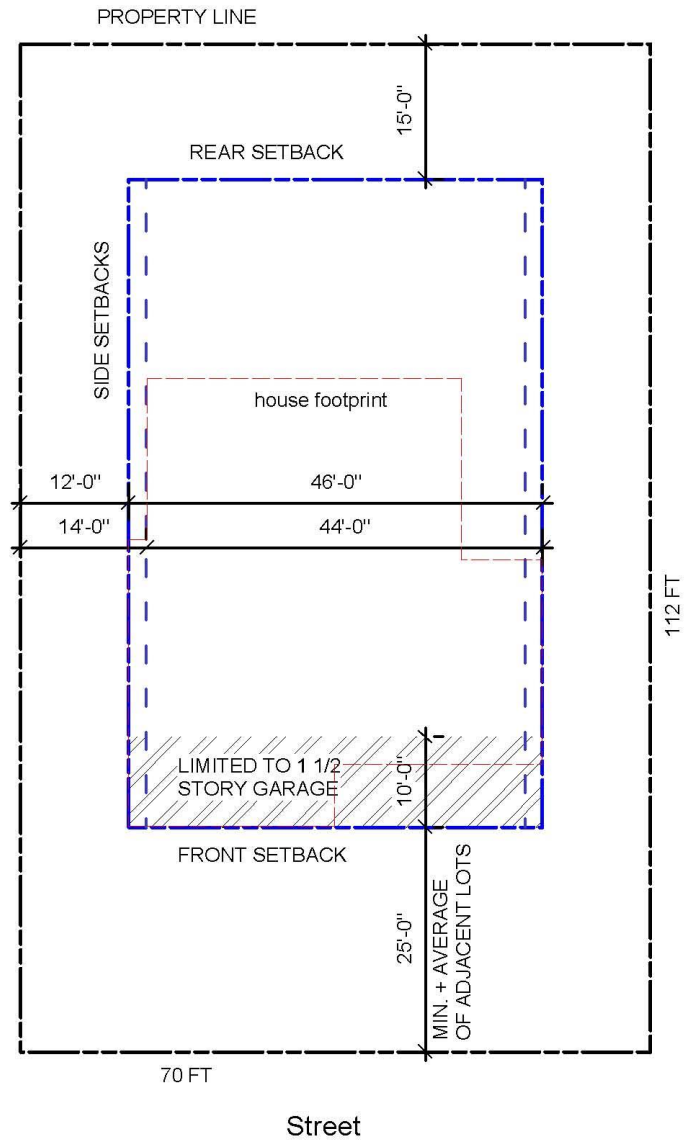
SECOND FLOOR .38 FAR  
CONTAINING LOT  
1,888 SF



Lge House Study  
Existing Site Dimensional Regs  
Non-Conforming Lot

\* MINIMUM FRONTAGE  
REQUIRED = 80'

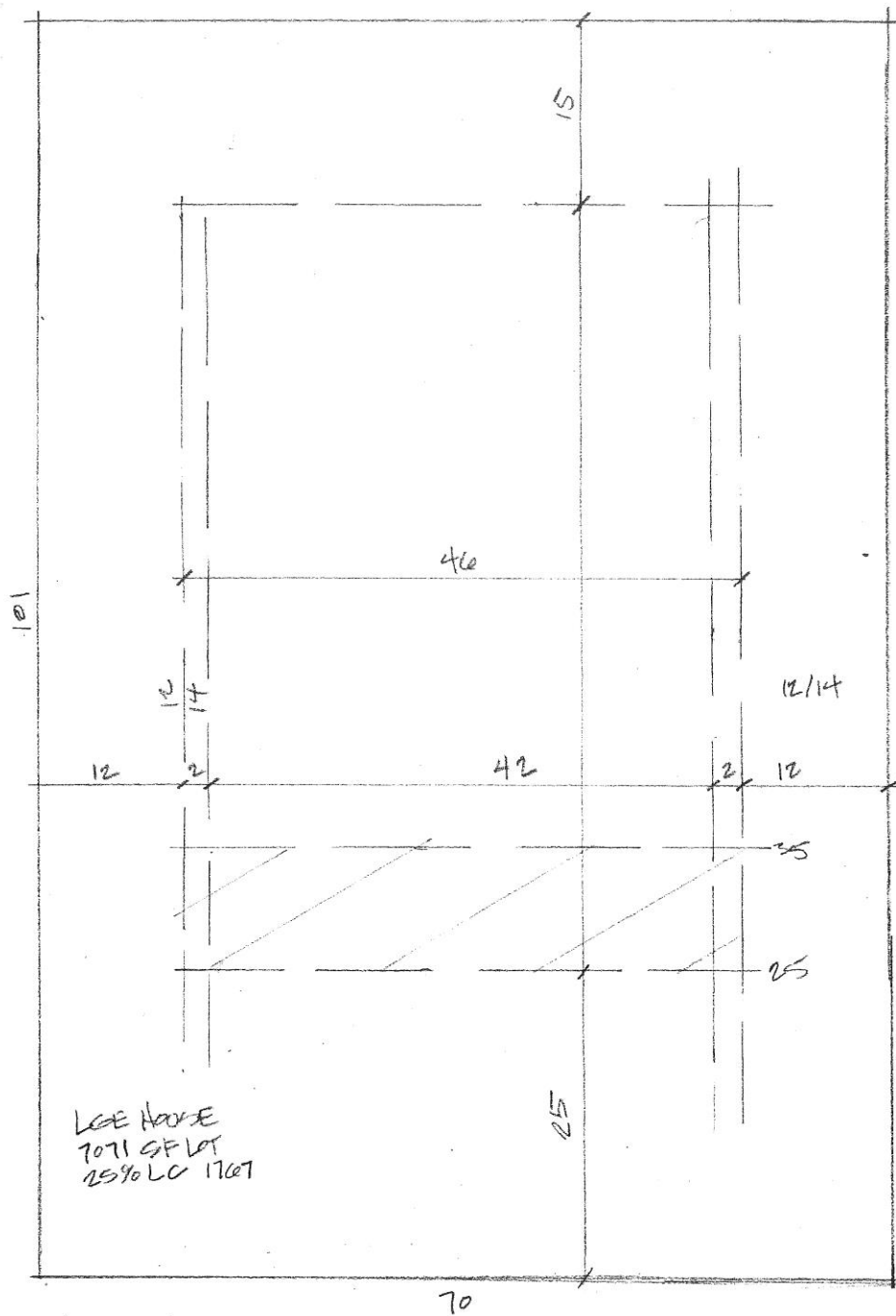
SCALE 1" = 20'

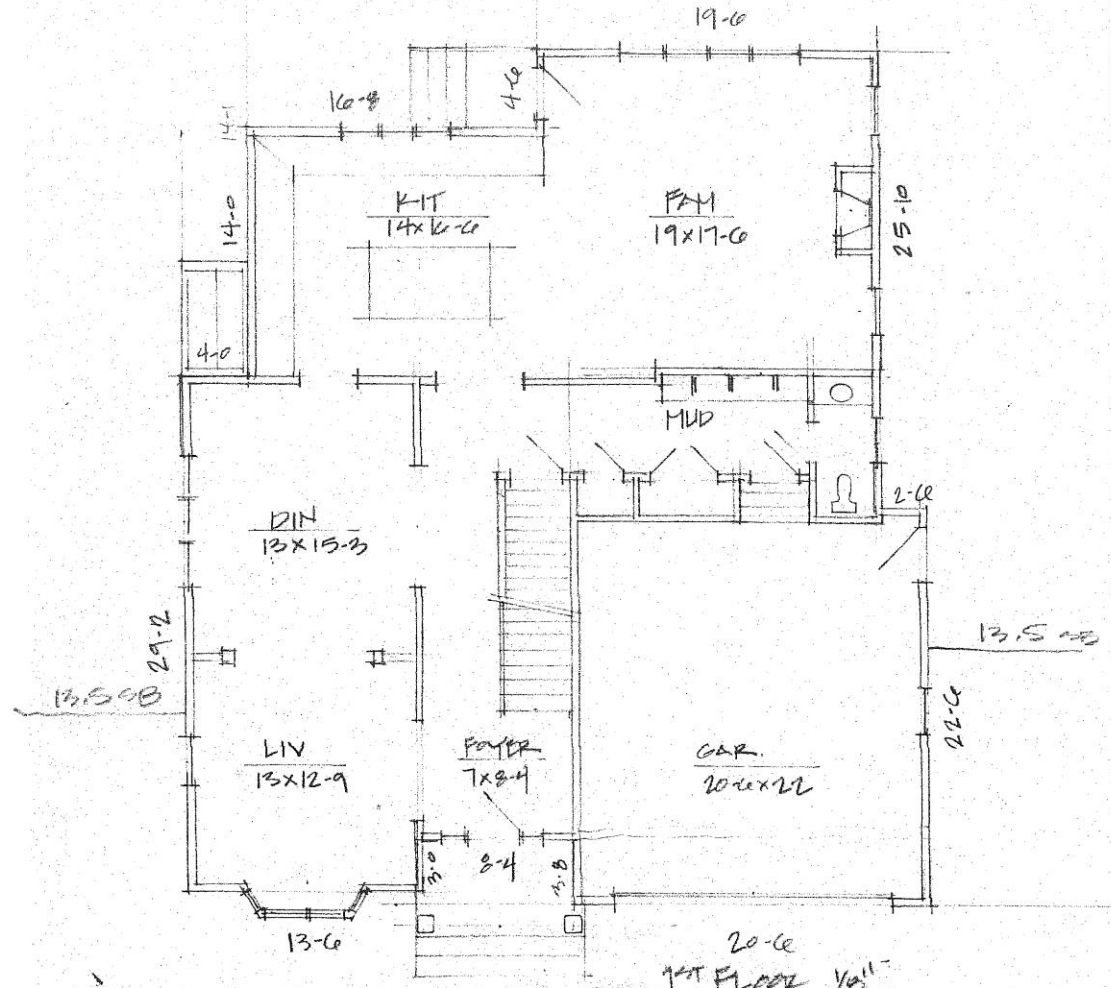


Lge House Study  
 Proposed Site Dimensional Regs  
 Non-Conforming Lot 7840sf

12.01.15  
 r. 1.3.16







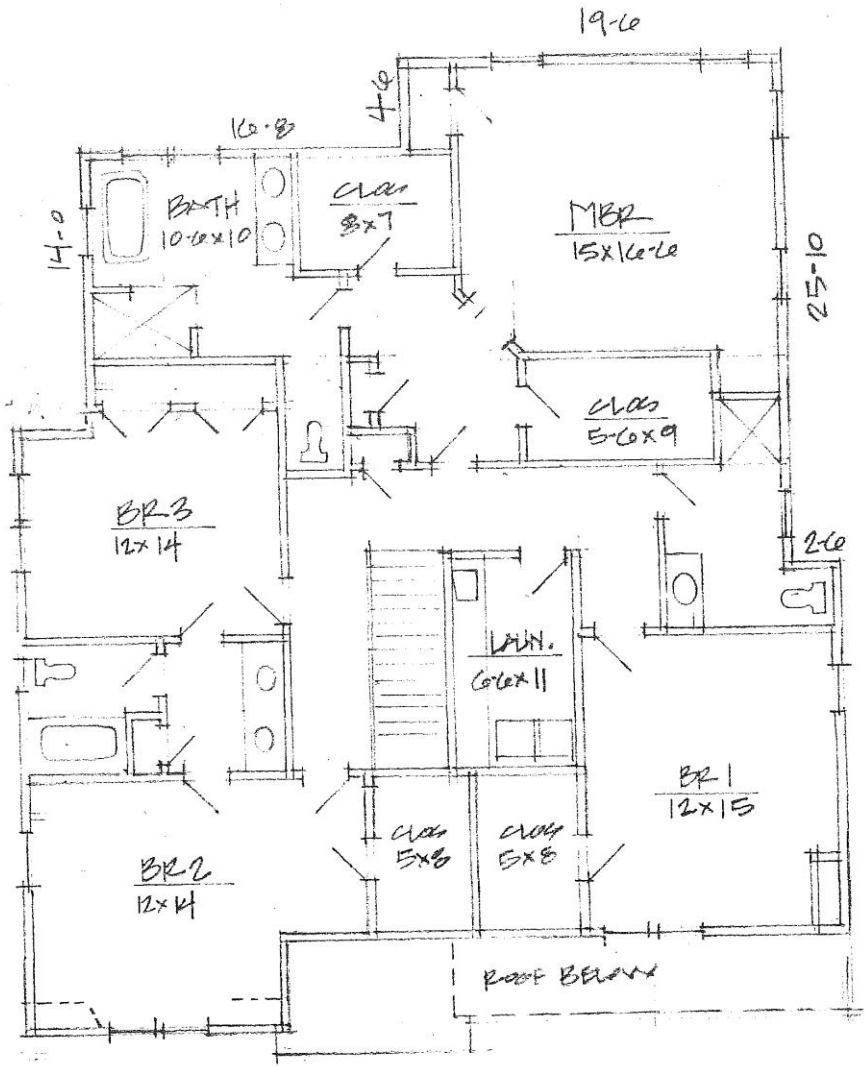
LGF HOUSE ONLY  
 2503 COVER  
 7071 CF LOT 1793 LOT COVER  
 30009 LIVING AREA

20-6  
 1st FLOOR 1/8" =  
 1242 sq. ft.  
 450 sq. ft. GAR.

30009 TOTAL LIVING

A

47-8



2ND FL 1/8"  
1720 CF

LOBBY HOUSE STUDY  
25% COVER  
7071 S.F. LOT

A



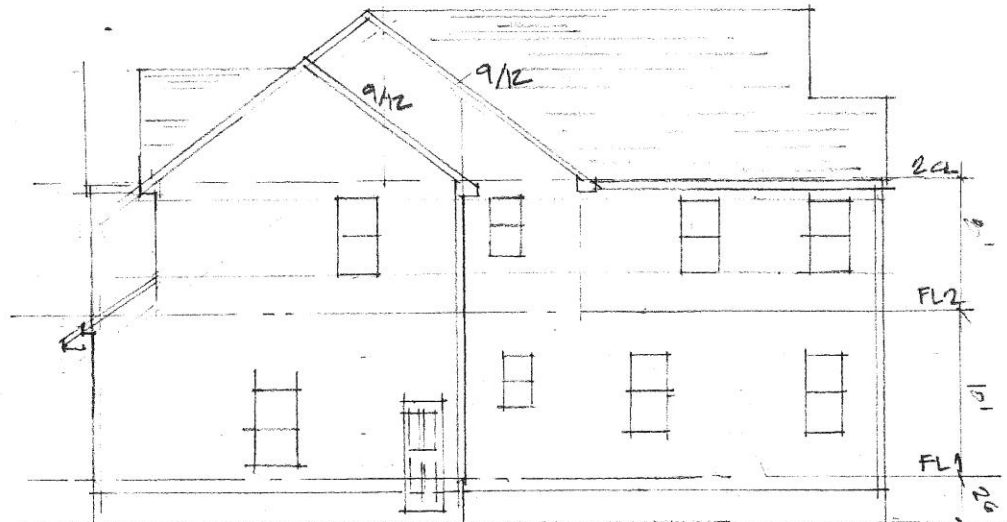
7700 SFLAT FRONT  
25% COVERAGE

A

LGE HOUSE STUDY  
 25% COVER  
 7071 SF LOT

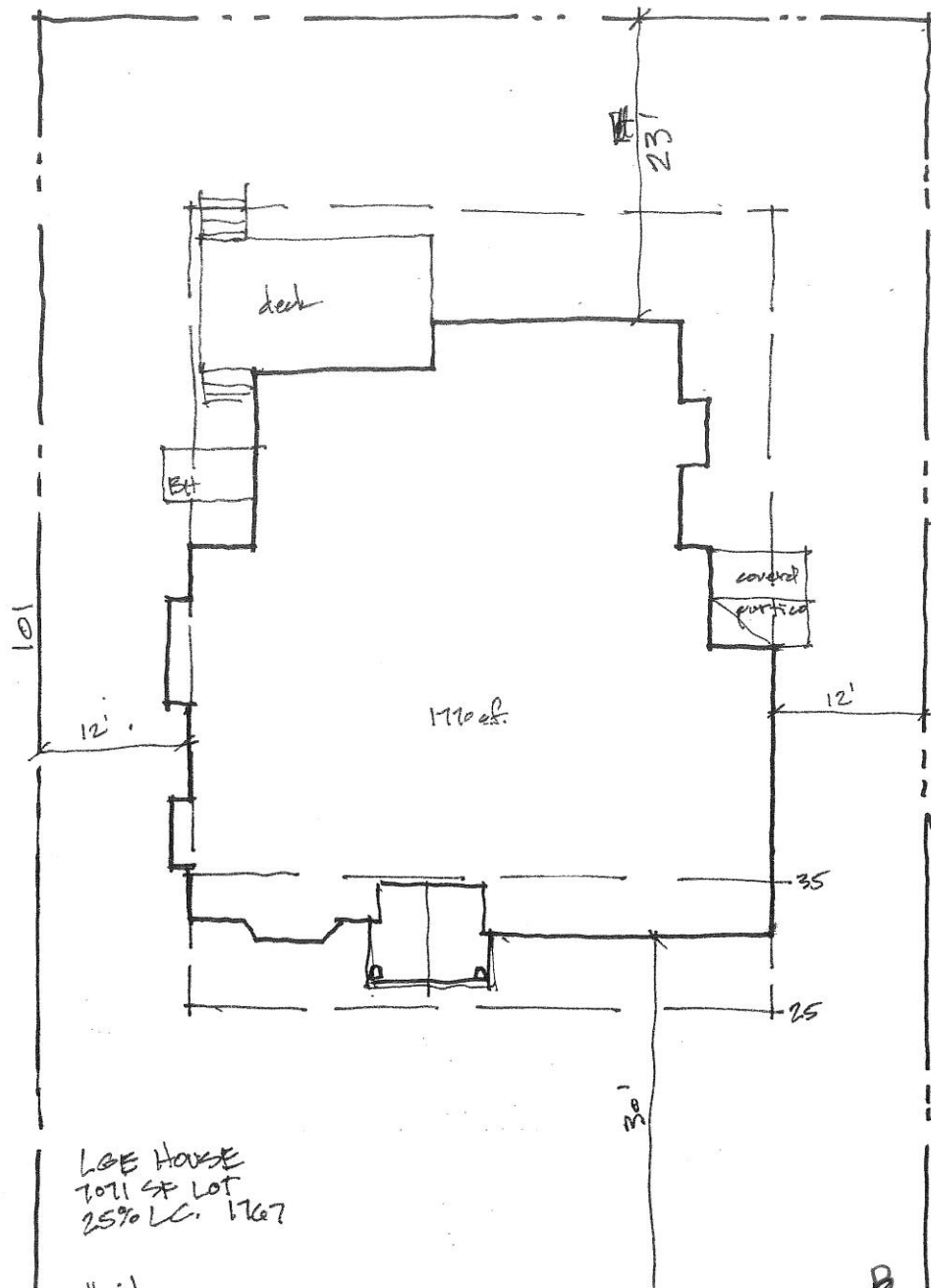


Front 1/2



Right 1/2

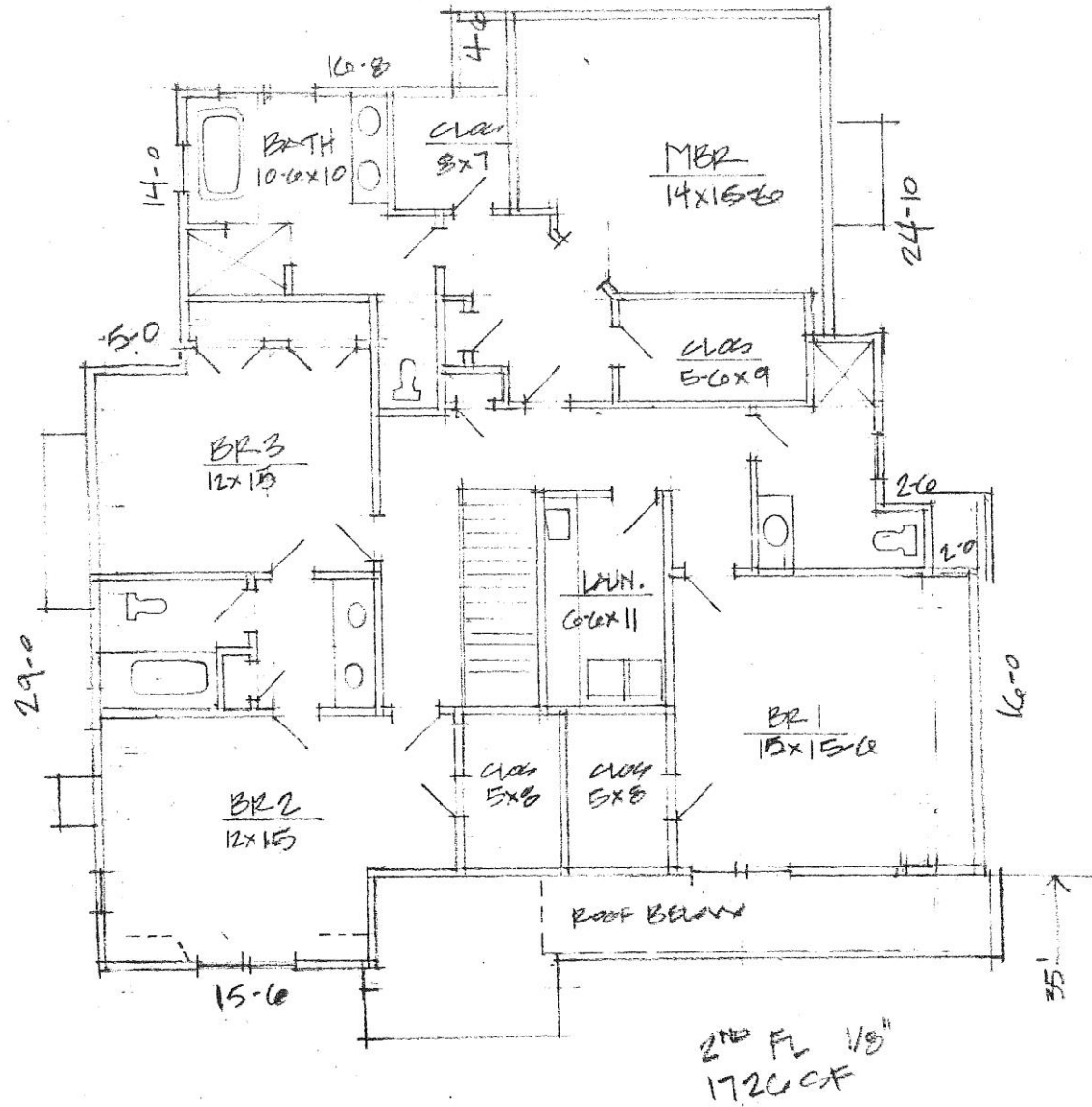
★





19-60

47-8



LOE HOME STUDY  
 25% COVER  
 7071 S.F. LOT  
 1.24.16

B





1.25.16

7071 sq lot  
25% cover 1767  
B

LOT HORIZ GROUND  
 85% COVER  
 70% OF LOT

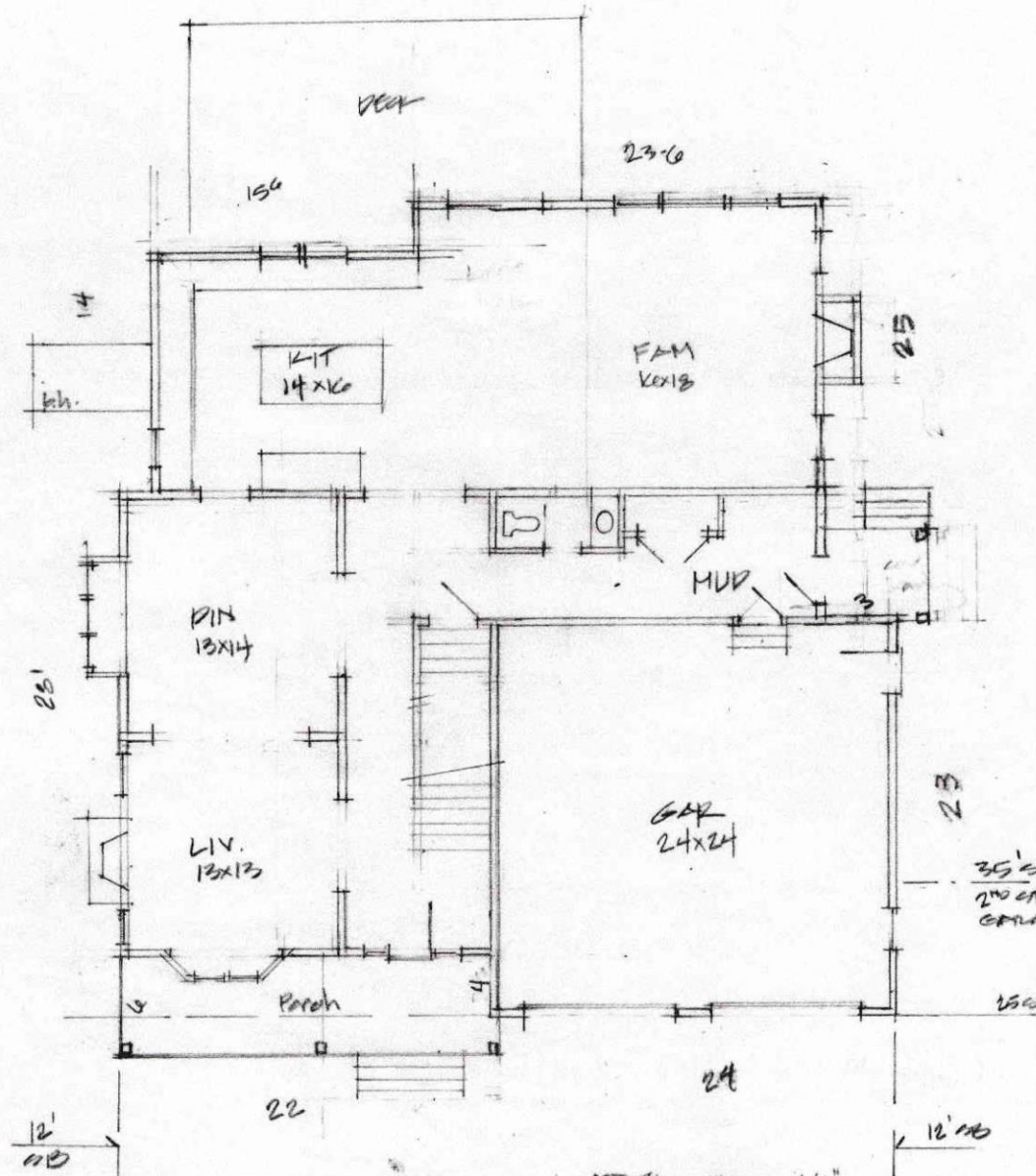


Front 1/2



Right 1/2

B

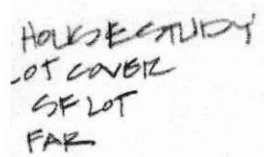


LGE HOME STUDY  
 28% LOT COVER  
 2071 SF LOT  
 40 FAR = 2928 SF

1920 SF ALLOW.  
 1974 SF PROP

1st FLOOR 1/8"  
 1422 SF  
 552 SF GAR  
 2827 TOTAL LIVING

12.5



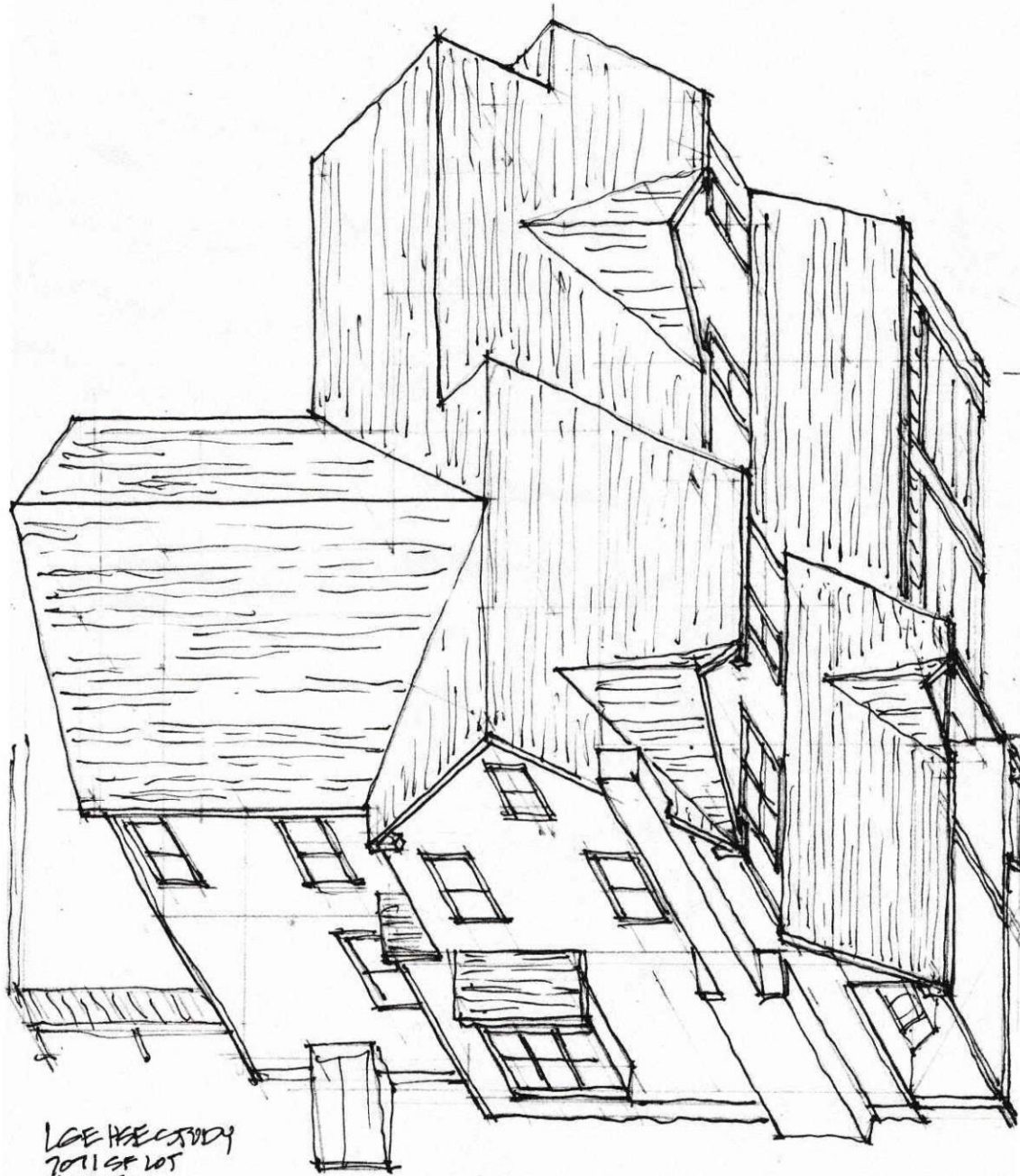
2nd Floor      V211

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1405 SF

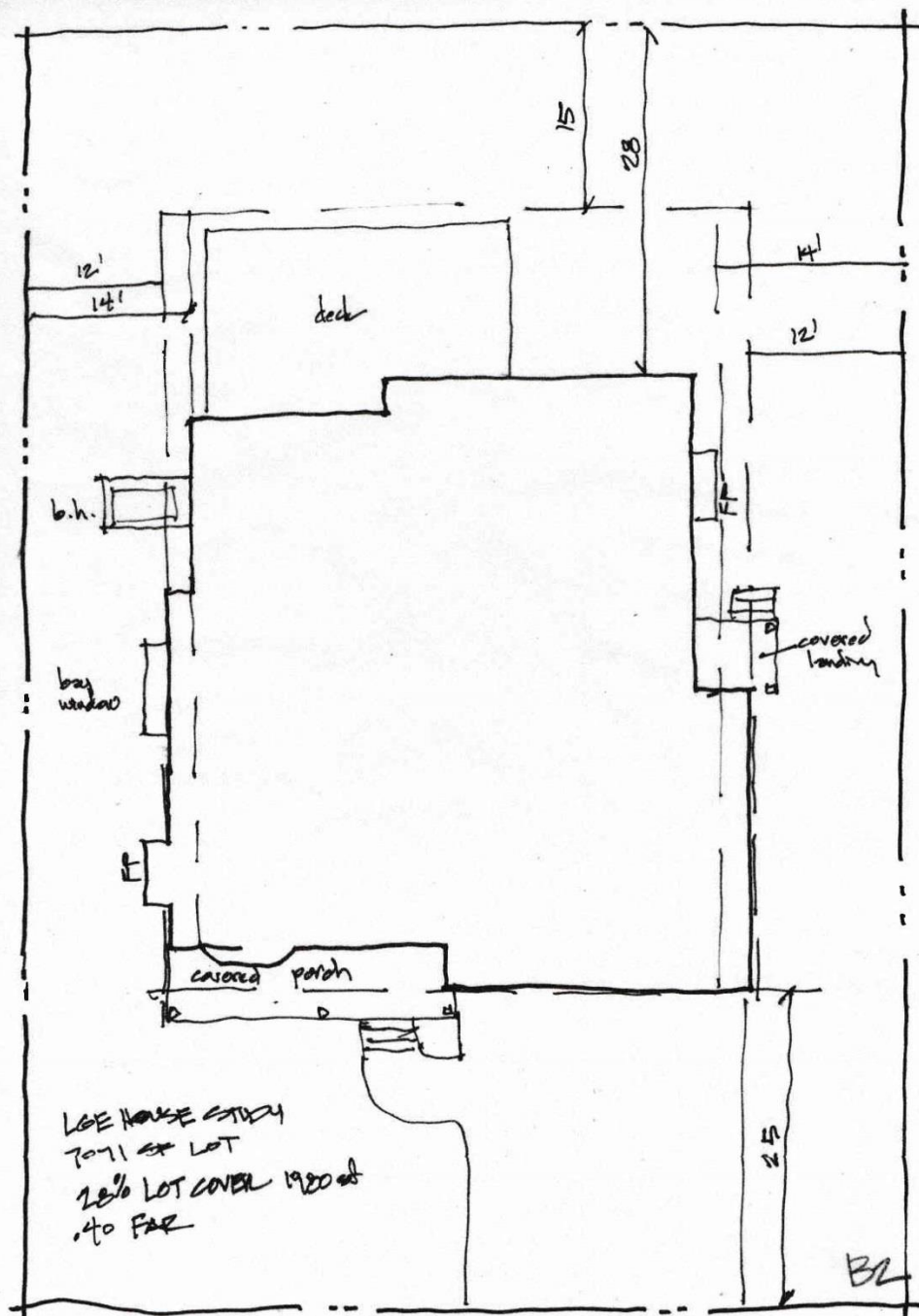
B2



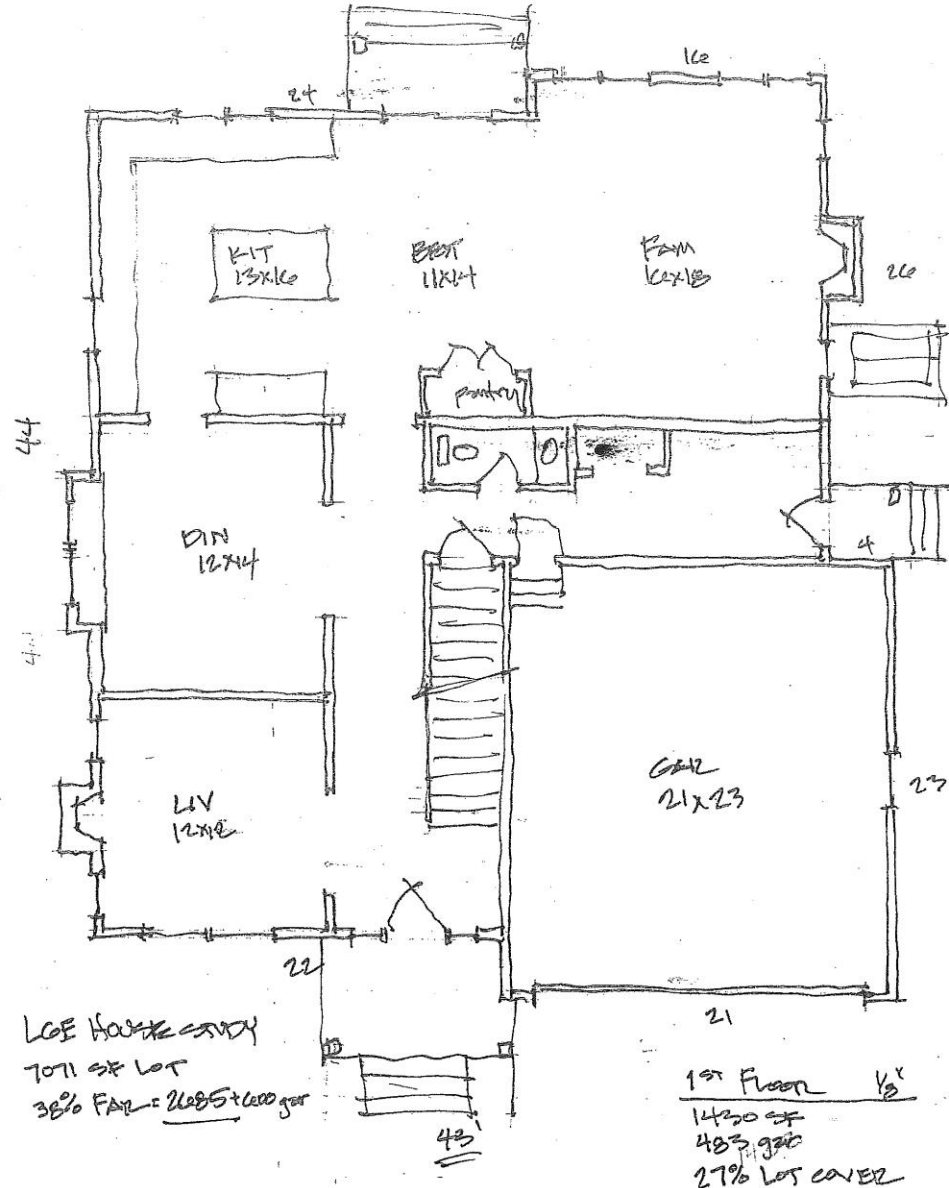


LGE HECTORY  
7011 SF LOT  
40% FAR  
23% LOT COVER

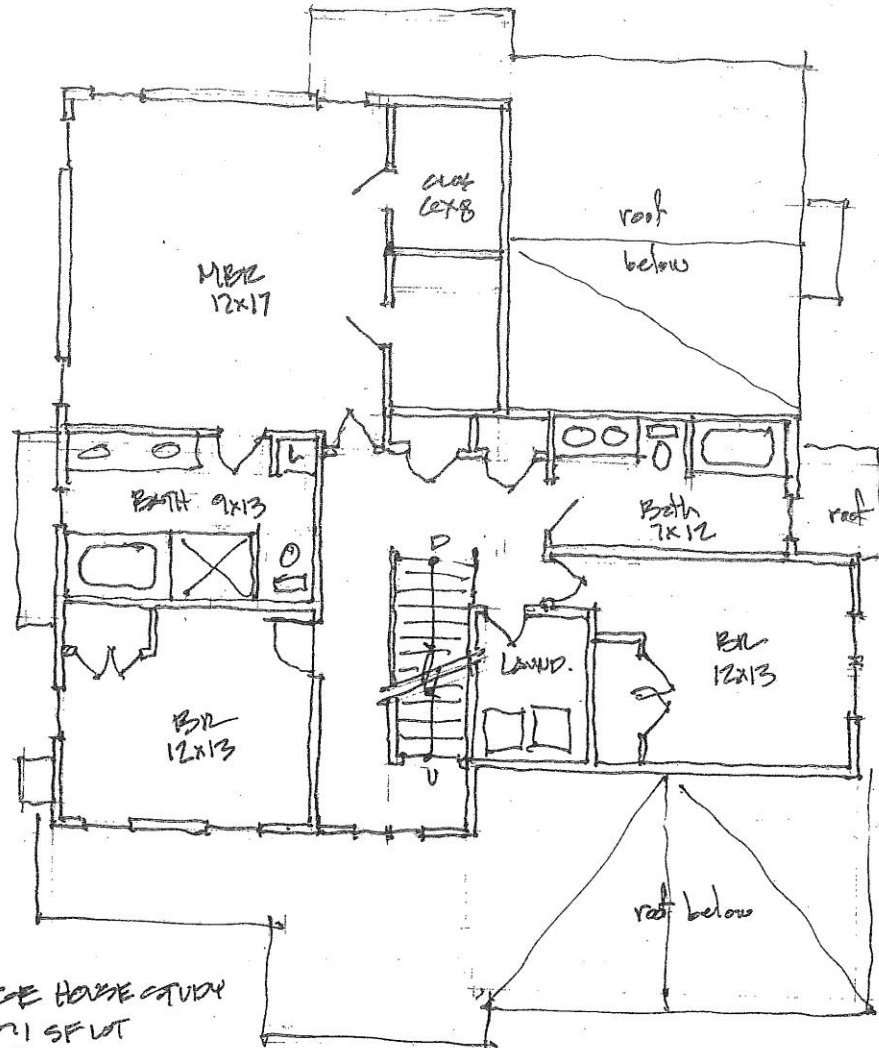
B-2



LOE HOUSE STUDY  
70-71 ST LOT  
28% LOT COVER 1920 ad  
.40 FAR



1767  
11  
2890 + 600



LCE HOME STUDY  
 701 SF LOT  
 38% FAR

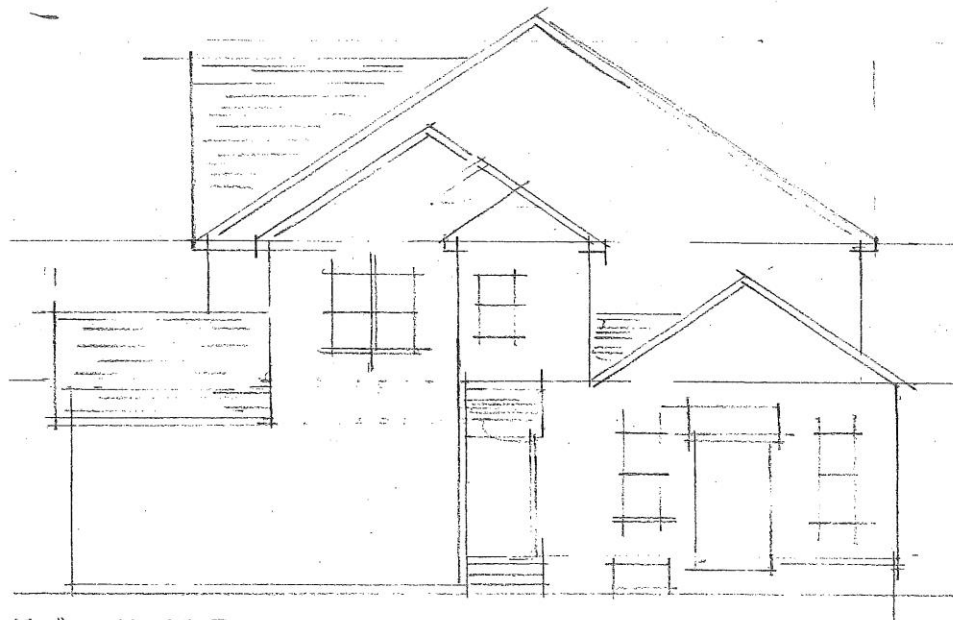
FL 2      1/8"  
 1250 SF

C





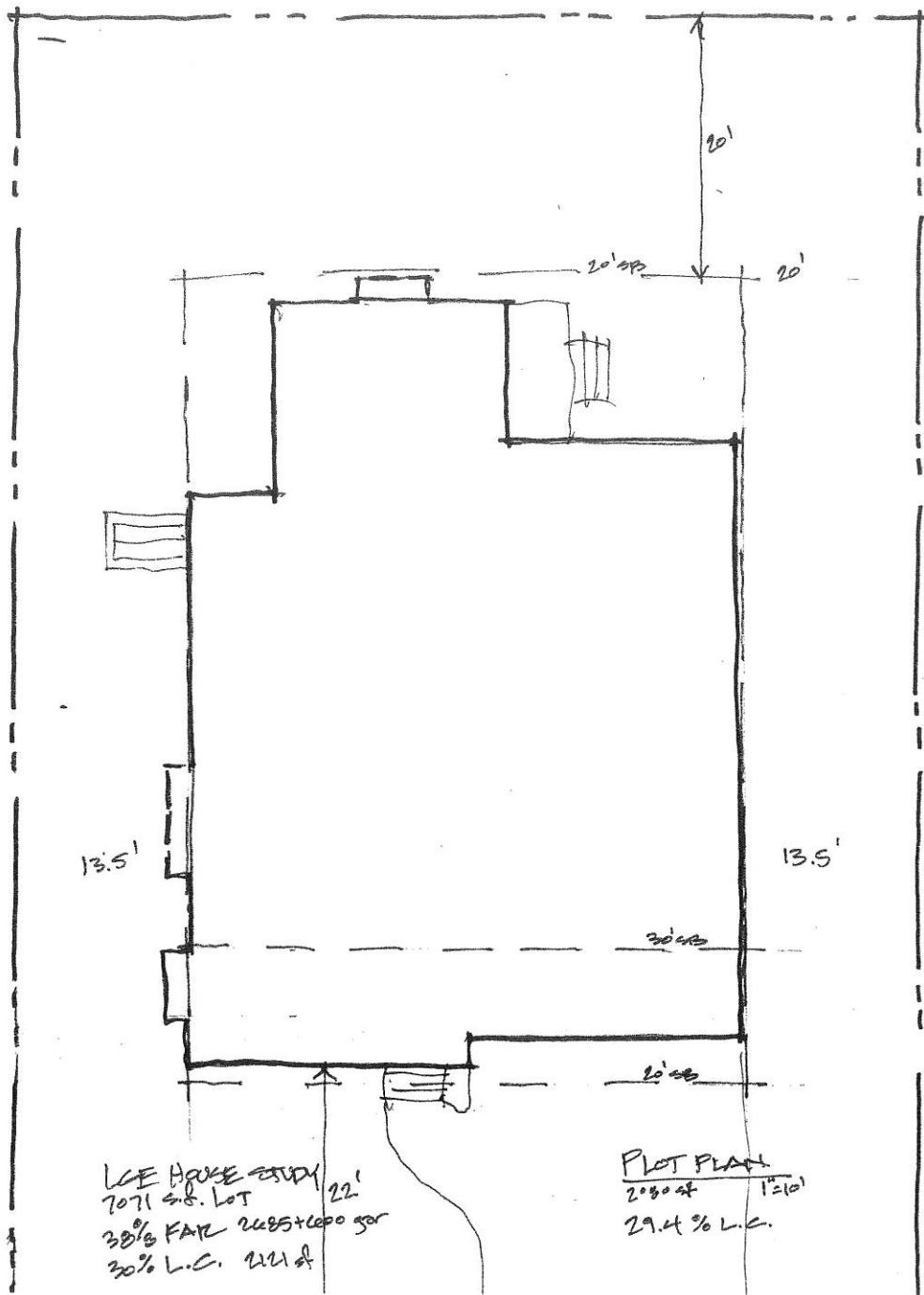
FRONT ELEV



SIDE ELEV

LGE HOUSE STUDY  
38% FAR 7071 SF LOT

C



LGE HOUSE STUDY  
 7071 S. LOT  
 38% FAR 2485+1000 sq  
 30% L.C. 2121 sq

PLOT PLAN  
 2080 sq  
 29.4% L.C.

C



Lot Size FAR scale, proposed

<b>Lot Size</b> (square feet)	<b>FAR</b>	<b>Maximum House size</b> (does not include basement or attic. 600 sf additional allowed for garage)
7,500 and under	.40	7,500 sf lot → 3,000 square feet
7,501 – 8,999	.38	8,500 sf lot → 3,230 square feet
9,000 – 9,999	.38	9,500 sf lot → 3,610 square feet
10,000 – 10,999	.38	10,500 sf lot → 3,990 square feet
11,000 – 11,999	.36	11,500 sf lot → 4,140 square feet
12,000 – 12,999	.35	12,500 sf lot → 4,375 square feet
13,000 – 13,999	.34	13,500 sf lot → 4,590 square feet
14,000 – 14,999	.33	14,500 sf lot → 4,785 square feet
15,000 and greater	.32	15,500 sf lot → 4,960 square feet

Lot Size Distribution in SRB District

<b>Lot Size</b>	<b>Lot Count</b>	<b>Percentage Allocation</b>
Under 5,000	32	.4
5,000 thru 7,500	597	8.3
7,500 thru 10,000	1,121	15.6
10,000 thru 12,500	3,261	45.3
12,500 thru 15,000	1,053	14.6
Over 15,000	1,136	15.8
Total	7,200	